

EVERGREEN ♦ EAST HILLS VISION STRATEGY

Vision and Expected Outcomes

(Approved by City Council 6-21-05)

1. Use the Guiding Principles (dated November 2003) as a basis for a vision of improved quality of life and enhanced livability by fostering vibrant commercial/business, mixed use, and residential areas linked by various transportation modes and community amenities. These Principles are incorporated by reference in their entirety in this Key Outcomes document.
2. Maintain the delicate balance of the “three legged stool” between new development, transportation improvements, and community amenities.
3. Create a financially feasible plan with the appropriate use of Community Facilities District(s), developer contributions, and other mechanisms for the completion of transportation improvements and community amenities.
4. Explore the creation of affordable and mixed income housing to meet the needs of all household types by meeting the inclusionary housing requirements on sites in Redevelopment Project Areas and through other mechanisms, such as an inclusionary requirement on lands being converted from industrial uses.
5. Create opportunities for both home-ownership and rental units throughout the study area, and ensure a balance of ownership and rental housing on the Arcadia site.
6. Explore opportunities to increase workplace density on existing industrially zoned land to create mixed-use opportunities, utilizing information provided in the “Trade-Off Analysis.”
7. Capture new retail and commercial opportunities while strengthening all existing retail including the commercial center at the Evergreen Village.
8. To the fullest extent possible, work with affected school districts to ensure adequate school capacity without sacrificing a high quality education environment.
9. Establish a ten-year supply, or “bank”, of residential unit allocations beyond the four opportunity sites to facilitate infill and reuse development in the study area.
10. Protect, enhance, and/or restore natural resources, particularly streams, watersheds, and trees, as part of all private and public development (including parks, trails, etc.).